

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, February 03, 2017 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser
City Secretary for the City of Fort Worth, Texas



ZONING COMMISSION AGENDA

Wednesday, February 8, 2017

Work Session 11:00 AM

City Council Conference Room 290 (formerly Pre-Council Chamber)

Public Hearing 1:00 PM

Council Chamber

2nd Floor – City Hall

200 Texas St.

Fort Worth, Texas 76102

COMMISSION MEMBERS:

Carlos Flores, CD 2, Chair _____
Melissa McDougall, Vice Chair CD 5 _____
Will Northern, CD 1 _____
John Cockrell, Sr., CD 3 _____
Jesse Gober, CD 4 _____

Sandra Runnels, CD 6 _____
John Aughinbaugh, CD 7 _____
Wanda Conlin, CD 8 _____
Leah Dunn, CD 9 _____

I. WORK SESSION / LUNCH 11:00 AM City Council Conference Room 290

- | | |
|--|-------|
| A. Swearing In of New Commissioner Jesse Gober | Staff |
| B. Briefing: Previous Zoning Actions by City Council | Staff |
| C. Review: Today's Cases | Staff |
| D. Presentation: Proposed Stockyards Form Based Code | Staff |
| E. Presentation: 2017 Comprehensive Plan update | Staff |

II. PUBLIC HEARING 1:00 PM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MARCH 7, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | |
|---|-------|
| A. Call to Order | Chair |
| B. Approval of December 14, 2016 and January 11, 2017 Meeting Minutes | _____ |

To view the docket: <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

1. ZC-16-202 LAND RESERVE/TEXAS LTD, PRIVILEGE PROP LTD 1200 & 1250 Sycamore School Rd 7.04 ac. CD 8
- a. Applicant/Agent: Vernon Watson
- b. Request: From: "R1" Zero Lot Line/Cluster and "E" Neighborhood Commercial To: "D" High Density Multifamily

THIS CASE HAS BEEN WITHDRAWN

2. ZC-16-204 BOA SORTE LIMITED PARTNERSHIP, ET AL. 9000-9900 blks Park Dr, 8900-9300 Boat Club Rd, 10101, 10125, 10151, 10159 Saginaw Blvd.. 863.82 ac CD 7

- a. Applicant/Agent: Brent L. Murphree, P.E. Kimley-Horn
- b. Request: From: "AG" Agricultural, "E" Neighborhood Commercial and "I" Light Industrial To: "A-7.5" One-Family, "A-5" One-Family, and "E" Neighborhood Commercial

3. ZC-16-209 TODD AND MELISSA DAILEY 702 Boland St. 0.13 ac. CD 7

- a. Applicant/Agent: Melissa Dailey
- b. Request: From: "C" Medium Density Multifamily To: "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted with waivers to setbacks, maximum lot coverage and parking; site plan included

4. ZC-17-002 3501 HULEN LLC 3501 Hulen St., 4529-4545 Houghton Ave. 0.89 ac. CD 9

- a. Applicant/Agent: Chris Kruger, Supine Development
- b. Request: From: "B" Two-Family and "E" Neighborhood Commercial To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial for restaurant with outside play yard; site plan included

D. NEW CASES

5. ZC-17-007 SOUTHWEST LAND INVESTMENTS 7401 Ederville Rd. 1.24 ac. CD 5

- a. Applicant/Agent: Dennis Hopkins
- b. Request: From: PD 726 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial and excluding the following uses: firewood sales; general merchandise store; liquor or package store; laundry (coin-operated); mortuary or funeral home; retail sales, general; shoe shine shop; taxidermist shop; trailer, portable; sales, construction or storage; vendor, food, non-potentially hazardous both temporary & transient; vendor, transient, door-to-door; site plan waived.

To: Amend PD 726 to allow a general merchandise or retail store with beer and wine sales for off premises consumption and remove recreation vehicle (RV) parking and batch plant, concrete or asphalt as excluded uses as these uses are not allowed by right in the "E" zoning district; site plan included

6. ZC-17-011 ROANOKE 35/114 15360 IH 35 N. /3600 block Outlet Boulevard 13.18 ac. CD 7

- a. Applicant/Agent: David Pitcher
- b. Request: From: PD 502 "PD/SU" Planned Development/Specific Use for all uses in "MU-2" High Intensity Mixed-Use excluding detached single-family units. All development within this zoning district subject to "Easement, Release and Disclosure Agreement" related to noise. PD site plan waived. To: "G" Intensive Commercial and "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included

7. ZC-17-014 RAG RENTAL LLC 3291 House Anderson 1.99 ac. CD 5

- a. Applicant/Agent: Troy Ragle
- b. Request: From: PD 853 "PD/I" Planned Development for all uses in "I" Light Industrial with the following conditions:

1. The west side elevation of the proposed structure will be constructed with a minimum of 50% masonry.
2. The west side of the property will be landscaped with a minimum of 5 (five) gallon Red Tip Photinias, spaced on 6 (six) foot centers for the entire linear distance of the physical building. All additional landscaping will be consistent with the commercial landscape criteria established by the Zoning Ordinance.
3. Detached signage is limited to a 4 (four) foot high and 8 (eight) foot long monuments sign; all other signage will conform to the Zoning Ordinance. No signage on the west side of the property
4. All ingress/egress areas will be limited to Mosier Valley Road and House Anderson Road to be determined by the Transportation and Public Works Department
5. All outdoor lighting will be directed away any residential areas.
6. No outside storage permitted; site plan waived.

To: "FR" General Commercial Restricted

8. ZC-17-015 RISINGER ROAD TRUST 4425 W. Risinger/8600 block S. Hulen Street 0.88 ac.
CD 6

- a. Applicant/Agent: David Chappell
- b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for "E" Neighborhood Commercial uses to add auto parts sales and to provide signage visible from all areas of the property disallowing any type of work on vehicles in the parking lot; site plan included

9. ZC-17-016 TARRANT ACQUISITIONS 9501 Trammel Davis Rd. 14.17 ac. CD 5

- a. Applicant/Agent: Dennis Hopkins
- b. Request: From: "O-1" Flood Plain To: "PD/SU" Planned Development/Specific Use for concrete recycling with crusher; site plan waiver requested

10. ZC-17-018 WASTE MANAGEMENT INC. 12225 Old Weatherford Road, 12200 & 12280 West Freeway I-30 324.97 ac.
CD 3

- a. Applicant/Agent: Bob Riley
- b. Request: From: PD 625 "PD/SU" Planned Development/Specific Use, for a refuse transfer station; site plan provided and with development standards as referenced To: Amend PD 625 to extend the operation date to 2037 and revise the formatting of the development standards by creating an Exhibit B; site plan unchanged

11. ZC-17-019 ROBIN AND DALE SOMMERFELD 8200-8300 Randol Mill Rd. 10.80 ac. CD 5

- a. Applicant/Agent: Robin and Dale Sommerfeld
- b. Request: From: PD 539 for A-5 uses plus golf driving range To: Amend PD 539 to remove golf range use and add RV park; site plan waiver requested

12. ZC-17-020 KOSELL JACKSBORO 9000 JV 8950 & 9000 Jacksboro Highway 5.23 ac.
CD 7

- a. Applicant/Agent: Russell Shaw, Cool Box, Inc.
- b. Request: From: From: PD 249 Planned Development for PD 249 Planned Development/Specific Use for all uses in "I" Light Industrial except: a) sexually oriented businesses; b) motor vehicle junk yards; c) flea markets; d) package or liquor stores; e) bars; f) off-premises signs; and g) outside sales, provided, however, outside sales are allowed as part of

a continuing enterprise, which is operated in conjunction with an indoor showroom or sales facility and is open for business at least five days per week and at least eight hours per day.

1. Access to the property from Buffalo Road is prohibited.
2. "No development" buffer zones of 50-foot wide strips shall be maintained abutting the northeast property line of the Fort Worth Nature Center adjacent to the subject tract and along the north property line of the subject tract. Such buffer zones shall be left in their existing vegetative state without development or site improvements.
3. No outside storage shall be allowed unless a solid six- foot fence screens storage areas. This restriction shall not apply to outside sales permitted under (g) above; site plan waived

To: Amend PD249 for all uses in "I" Light Industrial except: sexually oriented businesses, flea markets, package or liquor stores and bars with the below development standards:

1. Access to the property from Buffalo Road is prohibited.
2. "No development" buffer zones of 50-foot wide strips shall be maintained abutting the northeast property line of the Fort Worth Nature Center adjacent to the subject tract and along the north property line of the subject tract. Such buffer zones shall be left in their existing vegetative state without development or site improvements.
3. No additional landscaping or screening; site plan waiver requested.

13. ZC-17-021 WESTWAY HAMILTON LLC 2837 Hemphill Street 0.55 ac. CD 9

- a. Applicant/Agent: City of Fort Worth/Historic
- b. Request: From: "MU-1" Low Intensity Mixed Use To: Add HSE "Highly Significant Endangered" Historic Overlay

14. ZC-17-022 CHARLIE MCCLAUGHLIN 2100 Hudson Street 0.30 ac. CD 8

- a. Applicant/Agent: City of Fort Worth/Historic
- b. Request: From: "E" Neighborhood Commercial To: To: Add HC "Historic and Cultural" Overlay

15. ZC-17-023 ONLY GOODBUYS LTD 1119 Pennsylvania Avenue 0.19 ac. CD 9

- a. Applicant/Agent: City of Fort Worth/Historic
- b. Request: From: "NS-T4/DD" Near Southside Transect 4 General Urban Zone/Demolition Delay
To: Add HC "Historic and Cultural" Overlay

16. ZC-17-024 MOUNT GILEAD BAPTIST CHURCH 600 Grove Street 0.37 ac. CD 9

- a. Applicant/Agent: City of Fort Worth/Historic
- b. Request: From: "J/DUDD" Medium Industrial/Downtown Urban Design District To: Add HSE "Highly Significant Endangered" Historic Overlay

17. ZC-17-025 PHILENA DARROW SMITH 2601 Hartwood Drive 0.29 ac. CD 3

- a. Applicant/Agent: City of Fort Worth/Historic
- b. Request: From: "A-10" One-Family To: Add HC "Historic and Cultural" Overlay
- c. This case will be heard by the City Council on February 14, 2017.

18. ZC-17-026 JOANNA KLEINSCHMIDT 3040 Lipscomb Street 0.24 ac. CD 9
- a. Applicant/Agent: City of Fort Worth/Historic
 - b. Request: From: "A-5" One-Family To: Add HC "Historic and Cultural" Overlay
19. ZC-17-028 CITY OF FORT WORTH ANNEXATION AREA 47 Generally bounded by Risinger Rd, Crowley Rd/FM 731, Crowley Cleburne, UPRR 70.69 ac. CD 6
- a. Applicant/Agent: City of Fort Worth Planning and Development
 - b. Request: From: Unzoned To: "A-5" One-Family, "R1" Zero Lot Line/Cluster and "I" Light Industrial
 - c. This case will be heard by the City Council on February 14, 2017.
20. ZC-17-029 CITY OF FORT WORTH ANNEXATION AREA 48-1 1600 block (odds) N Crowley Rd, 10400 Crowley Rd. 54.92 ac. CD 6
- a. Applicant/Agent: City of Fort Worth Planning and Development
 - b. Request: From: Unzoned To: "I" Light Industrial
 - c. This case will be heard by the City Council on February 14, 2017.
21. ZC-17-030 CITY OF FORT WORTH ANNEXATION AREA 3-1 14295,14441 Old Denton Rd., 9120 N. Tarrant 19.77 ac. CD 7
- a. Applicant/Agent: City of Fort Worth Planning and Development
 - b. Request: From: Unzoned To: "I" Light Industrial
 - c. This case will be heard by the City Council on February 14, 2017.

ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.